



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: AUGUST 17, 2004**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN WOLFSON and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO (RONI) RONEMUS, AND DEPUTY CITY CLERK YDOLEENA YTURRALDE

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:02)

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**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: AUGUST 17, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action on an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District (LVVWD) for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service The Animal Foundation located near Harris Avenue and Mojave Avenue, APN 139-25-405-008 - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Council approved a Lease with The Animal Foundation on 11/20/96. Their architectural firm completed a design plan depicting expansion of The Animal Foundation including other design aspects including canine bungalows, adoption, obedience and show centers, a barn, and a veterinary technician training facility. A new parcel map was recorded and a new Lease incorporating the above elements is underway. In order to have water lines and appurtenance(s) service the site, CLV is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines and appurtenance(s).

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WOLFSON recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF AUGUST 17, 2004

Public Works

Item 1 – Discussion and possible action on an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District (LVVWD) for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service The Animal Foundation located near Harris Avenue and Mojave Avenue, APN 139-25-405-008 - Ward 3 (Reese)

**MINUTES – Continued:**

DAVID ROARK, Real Estate and Asset Manager, indicated the easement and rights-of-way will be for the addition to the building of the existing Animal Foundation. He recommended approval.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:03-3:04)

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: AUGUST 17, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action on a Sign Location Lease between City Parkway IV A Inc. and Viacom Outdoor Inc., for rental of space for a billboard sign located in the vicinity of Bonanza Road and Main Street, APN 139-27-401-031 (\$2,000 monthly revenue - Parks Capital Improvement Projects) - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:** \$2,000 Revenue

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:** Parks CIP

**PURPOSE/BACKGROUND:**

In conjunction with the acquisition of this parcel from Union Pacific, Viacom has a yearly lease for an existing billboard on site. This new lease is for five years with a five-year option and the yearly rental income will increase by \$6,000 with a Consumer Price Index increase each year.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Sign Location Lease
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WOLFSON recommended Item 2 be stricken. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open

DAVID ROARK, Real Estate and Asset Manager, requested Item 2 be stricken and said the item would return to the first agenda in September.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:04)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: AUGUST 17, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action on entering into negotiations with Omega Development, LLC, for the sale of approximately 2.81 acres of City owned land located in the vicinity of Hualapai Way and Gilmore Avenue, APN 138-07-103-006 - Ward 4 (Brown)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

On July 30, 2004, staff received a non-binding letter of intent from Omega Development, LLC, for the purchase of approximately 2.81 acres of remnant land owned by the City. Omega has an Option to Purchase Agreement for five acres adjacent to this property and is purposing to build multifamily housing.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WOLFSON recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, addressed a letter received from Omega Development inquiring about the sale of property located in Ward 4. He indicated this purchase would reflect development near a detention basin and future park site. He recommended approval.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:04-3:05)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: AUGUST 17, 2004**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action on a request to use 18% Set Aside Funds to repay \$200,000 of Home Investment Partnerships (HOME) Program funding used to purchase property located at Lake Mead Boulevard and Gregory Street to facilitate the construction of affordable housing units (\$200,000 - 18% Set Aside Funds) - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$200,000☒**Budget Funds Available****Dept./Division:** NBHD SVS/NBHD DEV☐**Augmentation Required****Funding Source:** 18% Set Aside Funds**PURPOSE/BACKGROUND:**

On 8/16/95, Council approved \$200,000 in HOME funds for land acquisition and construction of housing at Lake Mead Boulevard and Gregory Street. The project was never constructed and the City assumed ownership of the property through foreclosure. Since the construction was not completed within HUD timelines, the City received a demand letter from Clark County to repay the \$200,000 of federal HOME funding from non-federal money. This exchange is necessary for repayment and to preserve the property for future construction of affordable housing units.

**RECOMMENDATION:**

Staff recommends that the City Council approve the exchange of \$200,000 in HOME Funds with \$200,000 in 18% Set Aside Funds to preserve the property for future construction of affordable housing units.

**BACKUP DOCUMENTATION:**

9/2/03 Letter from Clark County

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WOLFSON recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF AUGUST 17, 2004

Neighborhood Services Department

Item 4 – Discussion and possible action on a request to use 18% Set Aside Funds to repay \$200,000 of Home Investment Partnerships (HOME) Program funding used to purchase property located at Lake Mead Boulevard and Gregory Street to facilitate the construction of affordable housing units (\$200,000 - 18% Set Aside Funds) - Ward 5 (Weekly)

**MINUTES – Continued:**

SUE PRESCOTT, Neighborhood Development Supervisor, acknowledged that in 1995 the City approved \$200,000 of home funds for construction. Because the project could not be built, a letter of demand was received from the participating jurisdiction of the home consortium for the money to be returned. She noted by repaying the funds with the 18 percent Set Aside Funds, there can still be a guarantee that the property will be built with affordable housing and allows time to find a viable project. She recommended approval.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:05-3:07)

**1-90**



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: AUGUST 17, 2004**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

**MINUTES:**

None.

(3:07)

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**THE MEETING ADJOURNED AT 3:08 P.M.**

Respectfully submitted: \_\_\_\_\_  
YDOLEENA YTURRALDE, DEPUTY CITY CLERK  
August 17, 2004